



Old Warp Lane, South Ferriby, North Lincolnshire

Offers over £188,000



  
lovelle





## Key Features

- Total Floor Area:- 60 Square Metres
- Living Room
- Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Conservatory
- Detached Garage & Driveway
- Wraparound Rear Garden
- Corner Plot
- EPC rating B









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## DESCRIPTION

Hiding away at the Old Warp Lane is this beautiful detached bungalow, that would appeal to the modern day family buyer or anyone looking to downsize.

As you approach, you are greeted by a lovely front garden with fruit trees and colourful plantings and a driveway with access to the detached garage.

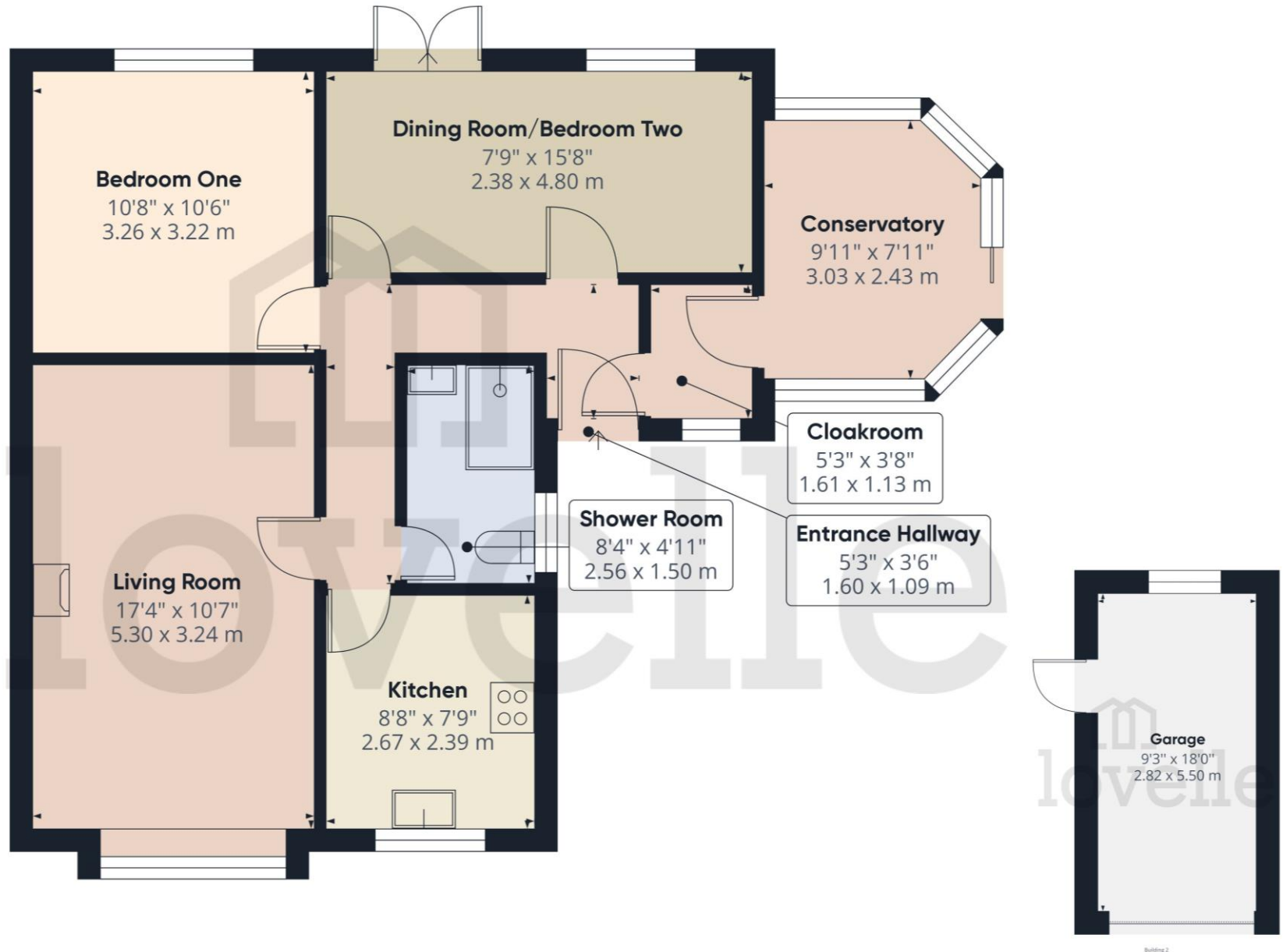
Once you step inside, the charming hallway invites you to explore deeper. As you do, a spacious living room comes into view with the quaint kitchen next to it. And finished with two bedrooms (with one currently used as a dining room) and a stylish shower room.

By the time you have finished admiring the charm of this home, you find yourself in the rear garden with a lovely patio area and a delightful conservatory, ideal for outdoor entertaining, and a beautifully kept garden with mature trees and shrubbery. Finished with a wooden summerhouse.

**VIEWING IS A MUST!**



## FLOORPLAN





## Old Warp Lane, South Ferriby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Follow us on:



**ENTRANCE** 1.6m x 1.09m (5'2" x 3'7")

Entered through a UPVC door into the hallway. Doors to all principal rooms.  
Finished with decorative panelling to the walls.

**LIVING ROOM** 5.3m x 3.24m (17'5" x 10'7")

Spacious room with a bow bay window to the front elevation, flooding it with light. Delightful cast iron burner sitting on a slate hearth acts as a grounding feature to this space.

**KITCHEN** 2.67m x 2.39m (8'10" x 7'10")

Range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring Induction hob with an extraction canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Window to the front elevation.



**BEDROOM ONE** 3.26m x 3.22m (10'8" x 10'7")

Fitted bedroom furniture incorporating multiple wardrobes and shelving. Window to the rear elevation.

**DINING ROOM/BEDROOM TWO** 2.38m x 4.8m (7'10" x 15'8")

Fitted bedroom furniture incorporating multiple wardrobes and shelving.

Double opening French doors to the patio.

(Currently used as a dining room.)

**SHOWER ROOM** 2.56m x 1.5m (8'5" x 4'11")

Three piece suite incorporating a corner shower cubicle with a rain shower over, push button WC and a pedestal wash hand basin with a mixer tap.

Decorative tiles throughout.

Window to the side elevation.

**CLOAKROOM** 1.61m x 1.13m (5'4" x 3'8")

Perfect for storage with a half glazed UPVC door to the conservatory and a charming round window to the front elevation.

**CONSERVATORY** 3.03m x 2.43m (9'11" x 8'0")

Fully double glazed with a polycarbonate roof. Sliding patio doors to the patio area.

**OUTSIDE THE PROPERTY:****FRONT ELEVATION**

Beautiful front garden with mature fruit trees and colourful plantings, fully laid to lawn with a driveway and access to the detached garage.

**DETACHED GARAGE** *2.82m x 5.5m (9'4" x 18'0")*

Up and over door, power and lighting.

**REAR ELEVATION**

Fully wrapping around the property with multiple seating areas offering a great space to entertain friends and family. Finished with a wooden summerhouse (power and lighting) and a koi pond.

**EXTRA FEATURES**

Property benefits from solar panels.

Potential to convert part of rear garden back to a driveway, to house a caravan or a large vehicle.

**LOCATION**

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.



**BROADBAND TYPE**

Standard- 3 Mbps (download speed), 0.4 Mbps (upload speed),  
Superfast- 69 Mbps (download speed), 16 Mbps (upload speed),  
Ultrafast- 900 Mbps (download speed), 450 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - likely,  
Indoors - limited,  
Available - EE, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

